

April 2004

*The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)*



**Vol. 2
No. 4**

Public Invited to Review Comp Plan Amendments

A public review of draft staff-recommended amendments to Seattle's Comprehensive Plan (Comp Plan) is underway April 1 through May 28, 2004. DPD and the Seattle Planning Commission are sponsoring four public meetings to talk about the proposed amendments and take public comment:

- April 20 - open house to discuss amendment process, proposed changes
- April 26 - workshop on Environment Element
- May 4 - workshop on Urban Village and Land Use Element
- May 12 - workshop on Transportation Element

All meetings will be held from 7-9 p.m. in Seattle City Hall's Bertha Landes Room (building entrance on 600 block of Fifth Avenue between Cherry and James Streets).

This year marks the 10th anniversary of the City first adopting the

See **comp plan amendments** on page 11



Open House for Neighborhood Business District Strategy

Tuesday, April 13, 7-9 p.m.

Seattle City Hall

Bertha Landes Room

600-4th Ave (enter on 5th)

7-7:45 Open House

7:45-8:15 Presentations/Q&A

*8:15-9 Small Group
Discussions*

Kick Off for Neighborhood Business District Strategy

A public open house and forum on April 13, 2004 will provide citizens with an opportunity to advise City planners about existing conditions in their neighborhood business districts and share their ideas for the future. Participants will also learn about a new strategy the City is proposing that will address changing conditions in these areas.

Called the Neighborhood Business District Strategy (NBDS), this project is designed to enhance and enliven business districts. It also recognizes the new direction provided by Seattle's Comprehensive Plan and the Neighborhood Plans and focuses on:

- improving pedestrian and transit orientation,
- supporting job creation,
- enhancing housing opportunities, and
- maintaining compatibility with surrounding residential areas.

Seattle's regulations play an important

See **neighborhood biz district** on page 11

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for six planning- and design-related activities:

- Area Planning
- Comprehensive & Regional Planning
- Land Use Policy
- CityDesign—the City's urban design function
- Seattle Design Commission
- Seattle Planning Commission

Mission Statement

“Working together to articulate, advocate, and advance our community's vision for an exceptional and vibrant Seattle.”

Northgate Stakeholders Hold Inaugural Meeting

On March 18, 2004, the Northgate Stakeholders Group held its first public meeting on the campus of North Seattle Community College.

The formation of this group, which represents a wide range of interests in revitalizing Northgate, is one of a number of positive steps currently underway, including:

- the new library, community center and park, which will be breaking ground soon.
- the 5th Avenue Streetscape project, which will substantially improve pedestrian connections on an important thoroughfare.
- development proposals for the South Lot, Northgate Mall, and the Northgate Transit Center site, which are just around the corner.

Formation of Group

The Northgate Stakeholders Group is the result of the agreement reached last December by Mayor Nickels, the Seattle City Council, and members of the Northgate community. It was formed under City Council Resolution 30642 to advise the City on major projects coming to Northgate, which include:

- planning for large lot developments (particularly early input on conceptual site planning), such as the Northgate Mall, the South Lot, and King County's transit-oriented development project;
- an Urban Center Plan for open space and pedestrian connections including streetscape improvements and bicycle and pedestrian circulation;
- the Coordinated Transportation Investment Plan; and
- implementation of the 5th Avenue NE Streetscape Design.

Early in March DPD announced the 22 stakeholder group members, representing community groups, businesses, Simon Properties Group, King County/Metro, major institutions in the area, condominium owners, labor, senior citizens, and youth.

Meeting Details and New Website

At the March 18 meeting Mayor Greg Nickels and City Councilmember Steinbrueck delivered opening remarks in support of the work of the volunteer stakeholders. Participants introduced themselves and discussed their roles and responsibilities in advising the Mayor and Council. The stakeholders group then heard information on the Coordinated Transportation Investment Plan, Lorig Associates' proposal for the South Lot, and Seattle Public Utilities' proposal for analyzing open space and stormwater management options on the South Lot.

The next stakeholders meeting will be April 20, 2004, 4 p.m., at North Seattle Community College, Room ED2843A. The public is welcome to attend.

The stakeholders are expected to continue their work through the remainder of 2004. For a complete meeting schedule, and for more information on all the projects planned for Northgate, visit the new “Northgate Revitalization” website at www.seattle.gov/dpd/planning/northgate or contact:

Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov

Public Invited to Front Row Seat on Future Central Waterfront

Ever wondered how Seattle can improve its central waterfront?

You can take a look at some exciting possibilities—created by 22 volunteer design teams from around the world—at a special presentation and exhibit on Wednesday, April 7, 5:30-9 p.m., at the Bell Harbor International Conference Center in Elliott Hall at Pier 66.

Hosted by Mayor Greg Nickels, this public presentation will showcase the plans, ideas, and themes from Seattle's February 2004 Central Waterfront Visioning Charrette—the high point of nine months of intensive citizen participation in creating a new plan for the central waterfront.

During the charrette almost 300 people volunteered two full days of their time to contribute new ideas. Participants included citizens and design professionals from the Seattle area, from throughout the U.S. and from four other countries.

"We've had hundreds of people turn out recently for events to dream about how to transform our central waterfront," said Nickels. "The urgent need to replace the Alaskan Way Viaduct and seawall gives us a

100-year opportunity to reconnect Seattle to its waterfront origins. I encourage citizens to come and see the exciting ideas people have come up with so far."

The City of Seattle will unveil a

concept plan for the central waterfront in fall 2004. For more information, visit the Central Waterfront website at www.seattle.gov/dpd/centralwaterfront or send an email to waterfrontplan@seattle.gov.

Belltown Design Guidelines Headed for Council

The proposed neighborhood design guidelines for Belltown will soon be considered by the Seattle City Council. Belltown's guidelines outline design objectives to be met by new commercial and multifamily development proposals subject to design review that are located within the Belltown Urban Center Village.

When adopted, the Belltown neighborhood design guidelines will augment the existing "Design Review Guidelines for Downtown Development" approved in 1999.

Building on urban design-related goals and recommendations included in the 1999 "Neighborhood Plan for the Belltown Urban Center Village," these design guidelines are intended to help increase awareness and understanding of good design principles and involvement in the design review process. The primary goals of Belltown's neighborhood plan are to:

- sustain Belltown's character as an eclectic, vibrant pedestrian center;
- accommodate pedestrian circulation among and through the neighborhood particularly among open space resources; and
- help to ensure that new development proposals relate well to noteworthy buildings and positive architectural attributes of the neighborhood.

Many members of the Belltown community have participated over the past year in developing and refining these design guidelines. While the "Design Review Guidelines for Downtown Development" have served to increase appreciation of good design principles throughout the downtown area, the adoption of neighborhood specific guidelines for the Belltown neighborhood will provide specific guidance to developers and

City staff by documenting the character of the neighborhood as known by its residents and businesses.

The draft guidelines will become available on DPD's website in April at www.seattle.gov/dpd/publications/design_review_guidelines. If you have questions about the Belltown guidelines, please contact:

John Skelton
DPD Land Use Policy Manager
(206) 233-3883
john.skelton@seattle.gov



Monorail Review Panel Update

The Monorail Review Panel met on three occasions in March. The West Seattle segment was presented on March 1 and 22, and the SODO segment was reviewed on March 15.

It is anticipated that the recommendations generated from the segment presentations will culminate in a letter to the Mayor and the Seattle City Council prior to the approval of the Transit Way Agreement.

The next Monorail Review Panel meeting is scheduled for 4-7 p.m. on April 1. The subject of this meeting will be the Queen Anne/Seattle Center/Belltown segment. The public is welcome to attend.

If you have questions or would like additional information, contact:

Lisa Rutzick, Monorail Review Panel Coordinator
(206) 386-9049, lisa.rutzick@seattle.gov



Seattle City Council Chambers are located on the second floor of the new City Hall at 600 Fourth Avenue in downtown Seattle.

Viewing Legislation

Electronic versions of ordinances are available on the Seattle City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/leghome.htm>.

Printed copies are available from the DPD staff member listed here or from the DPD Public Resource Center, 20th floor of Key Tower, 700 Fifth Avenue, (206) 684-8467.

Attending Hearings

Seattle City Council committee agendas and hearing schedules are available online at www.seattle.gov/council. Information is also available from the legislative assistant who staffs the committee reviewing the legislation by calling (206) 684-8888 or TDD (206) 233-0025.

Public hearings are held in Council Chambers on the second floor of the new City Hall at 600 Fourth Avenue. The building entrance is on Fifth Avenue between Cherry and James streets. The Chambers are physically accessible and print and communications access are provided by advance request.

For those who wish to testify, a sign-up sheet is available outside the Council Chambers a half-hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.

legislativeupdates

12th Avenue Rezone Approved by Council

A legislative rezone at the southeast corner of the intersection of 12th Avenue and East Remington Court was approved by the Seattle City Council on March 15, 2004. This location is the parking lot for of the King County Youth Services Center.

The Council action rezones the subject parcel from the pre-existing Lowrise 2 designation to Neighborhood Commercial 3 with a sixty five foot (65') height limit. The action also included a Pedestrian 2 designation along the 12th Avenue frontage in order to encourage pedestrian-oriented uses and building design.

The rezone was proposed in the Central Area Action Plan II in 1998 as part of a larger plan to zone much of 12th Avenue as Neighborhood Commercial (NC) with a Pedestrian (P) designation. The following excerpt from the neighborhood plan describes the community's vision for this area:

"12th Avenue envisions its neighborhood as a thriving mixed-use residential and commercial area set near the intersection of several diverse neighborhoods, and major economic and institutional centers."

For more information on the 12th Avenue rezone, please contact:

Susan McLain, DPD Planner, (206) 684-0432, susan.mclain@seattle.gov

New Rainier Beach Rezone Options Requested

The proposal for Rainier Beach Urban Village rezones discussed in last month's *dpdINFO* was presented by DPD staff at the March 10 meeting of the City Council's Urban Development and Planning Committee. Public testimony at the meeting generated interest in additional rezone options.

DPD staff is conducting analysis of the following new options and preparing them for committee consideration:

- Consolidating the zoning on "split-zoned" lots (with more than one zone designation) consisting of Lowrise 3 and Single Family zones, by adjusting the Lowrise 3 boundary to apply to the entirety of approximately seven lots on the south side of South Henderson Street;
- Retaining the general commercial (Commercial I) zone for the properties on either side of South Director Street; and
- Retaining the Midrise zone on Seattle Housing Authority property at Barton Place—a "leftover" Lowrise 3 zone could be rezoned to Midrise, to unify the zoning on that property.

The committee will hold another hearing, tentatively scheduled for May 5, to take comments on the options. Notice will be provided in the DPD Land Use Information Bulletin and will be mailed to addresses within the area covered by the new options, as well as to properties nearby. Committee schedules are available online at www.seattle.gov/council. For more information, please contact:

Gordon Clowers, DPD Planner, (206) 684-8375, gordon.clowers@seattle.gov

legislativeupdates

Pedestrian Designation along 45th in Wallingford Being Analyzed

DPD is evaluating a request from the Wallingford Chamber of Commerce, on behalf of the broader community, to establish a Pedestrian 2 (P2) designation along North 45th Street.

The pedestrian designation is proposed in order to reflect the existing pedestrian orientation along portions of the business district, and to provide for future development that will strengthen the pedestrian nature of the area.

The length of 45th between Interstate 5 and Midvale Avenue North is under evaluation, as is

Wallingford Avenue North between North 45th and 44th Streets.

The 1998 Wallingford Plan recognizes the importance of a vital and pedestrian-oriented business area that provides goods and services to the neighborhood. The P2 designation can be applied to areas with Neighborhood Commercial (NC) zoning.

The P2 designation requires uses, such as retail or customer service offices, at the street-level of new development. Development standards help ensure

designs, including the location of parking, to minimize pedestrian-auto conflicts.

The designation also waives some required parking for street-level businesses to reflect the function of the shopping area as a place where patrons walk from the nearby neighborhood. If they drive, patrons park their cars and walk from shop to shop.

For information about the proposal, please contact:

Susan McLain, DPD Planner
(206) 684-0432
susan.mclain@seattle.gov

A proposal to establish a Pedestrian 2 (P2) designation along North 45th Street in Wallingford is currently being analyzed by DPD. The area being evaluated includes the length of 45th Street between I-5 and Midvale Avenue North, as well as Wallingford Avenue North between North 45th Street and North 44th Street.

Map of Seattle's Wallingford Area





Seattle Design Commission

"Championing civic design excellence in Seattle's public realm."

Update on March Accomplishments

The Seattle Design Commission (SDC) held two meetings in March 2004, at which it reviewed and recommended approval of the following:

- schematic design for the new Family Science Learning Center at the Woodland Park Zoo, part of the future Discovery Village entry complex;
- an alley vacation petition for Seattle Housing Authority associated with the implementation of Holly Park Master Plan Phase III;
- schematic design of Ballard Municipal Park, which will serve as the centerpiece of the still-emerging Ballard Civic Center; and
- concept design options for Seattle Public Utility's Thornton Creek Detention Pond Phase IV, which will improve the ecological function of the existing Meadowbrook Pond site.

The Commission was also briefed by City Planning staff on their work developing the 10-year update to Seattle's Comprehensive Plan, supporting the need to include Capital Improvement Program (CIP)-forecasted needs in that larger planning framework.

Additionally, the Commission enjoyed another quarterly update by the City's Monorail Implementation team, who reported on: the development of design guidelines which will serve as an added regulatory tool for that project, review of the final RFP for the large Design Build Operate Maintain contract that will soon be let by the Seattle Monorail Project, and recent community meetings hosted by the City's station area planning staff. The Commission also solidified its 2004 Work Plan, which is focused on the CIP, including ongoing work on a number of large transportation projects.

In recent months, the Commission has been involved in several consultant selection processes for CIP projects at the invitation of various City departments. Two Commissioners sat on the design team selection panel for the new \$30 million Fire Command Center, a key project in the Fire and Safety Levy approved by Seattle voters last fall. Also, a Commissioner joined Parks staff and a community representative on the interview panel for the Van Asselt Community Center Expansion project, one of the last projects to be funded by the 1999 Community Center Levy.

For More Information

Seattle Design Commission (SDC) meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on SDC activities, visit www.seattle.gov/dpd/citydesign/projectreview/sdc or contact:

Layne Cubell, SDC Coordinator, layne.cubell@seattle.gov, (206) 233-7911

Looking Ahead

April SDC meetings will feature several important projects, including design development of the new Joint Training Facility (SPU and SFD) in south Seattle; final review of Seattle Art Museum's Olympic Sculpture Park on the downtown waterfront, focusing on the outstanding petition to vacate portions of Elliot Avenue and Alaskan Way; and a handful of design briefings on several neighborhood park projects.

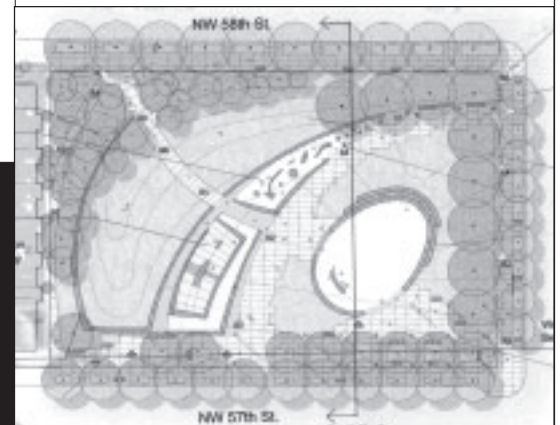
The Commission will also meet with Councilmember Peter Steinbrueck who chairs the City Council's new Urban Development and Planning Committee and will brief the full Committee on April 14. SDC will continue to track major design initiatives underway at SDOT and the Utilities (both City Light and SPU), and be briefed by SDOT staff on citywide street and alley vacation policy revisions.

Also upcoming, SDC and the Seattle Planning Commission will convene a series of three working sessions in April and May to review and collaboratively comment on the Alaskan Way Viaduct/Seawall Draft Environmental Impact Statement (DEIS). Joint review by the Commissions on that major project began in 2001, and their early input helped to shape the project team's development of the five rebuild options now under consideration in the DEIS.

From their early review of the Viaduct, both Commissions recognized the need for the City to plan ahead for a new future waterfront and, working with City Planning staff, sponsored the first two Central Waterfront public forums held in 2003. These forums lay the foundation for the larger Central Waterfront Plan now under early design development by City Planning.

In March SDC reviewed and recommended approval of the schematic design of Ballard Municipal Park, which will serve as the centerpiece of the Ballard Civic Center.

—Image courtesy of Swift & Company, Landscape Architects





City's Sustainable Building Library Reopens at DPD

Did you know that the City of Seattle's Sustainable Building Library provides access to resources that can improve your project's environmental performance? Whether your endeavor is commercial or residential, new or a renovation, you'll find great tips in the newly reopened Library's books, periodicals, and CD-ROMs, including:

- What it means to build green
- How to increase your project's energy efficiency
- How to find and specify environmentally responsible materials
- How to protect indoor air quality

How to Check Out Materials

Books in the Sustainable Building Library may be checked out from the Public Resource Center (PRC) staff while you are visiting the Department of Planning and Development (DPD). Just check in with staff at the main PRC counter and present valid identification, which they will hold until the materials are returned.

For More Info

To search the online listing of titles in the Sustainable Building Library, or for helpful tips and incentives for building sustainably, visit:

[www.seattle.gov/
dpd/sustainability](http://www.seattle.gov/dpd/sustainability)

Are you an Apartment Tenant or Condo Owner?

If so, take our online survey today. Your response will help ensure that new apartments and condos provide the right mix of public and private space in the future.

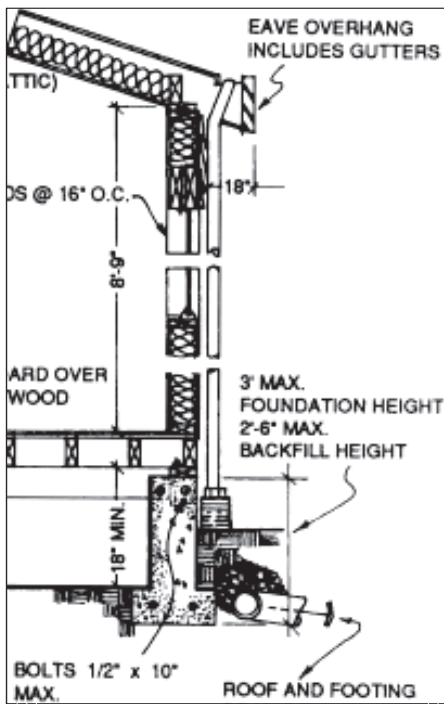
In last month's issue of *dpdINFO*, we mentioned that DPD's City Planning staff is analyzing amenity regulations for new residential development in commercial zones. Residential amenities include features like private decks and balconies, rooftop decks and gardens, fitness centers, and party/community rooms, to name a few.

We'd like to know what amenities are available and how they are used. The information provided will assist us in ensuring that new apartment or condo buildings provide the right mix of amenities to serve the growing residential population in and around our city's neighborhood business districts.

If you have questions about this survey or would like a copy mailed to you, contact Roque Dehererra, DPD, (206) 615-0743, roque.deherrera@seattle.gov. To take the survey online:

**visit
www.
seattle.gov/dpd**

**go to "What's Hot" and
click on "Residential
Amenities Survey"**



CUSTOMER ALERT

Are You Using the Right Code Citations?

With the arrival of the new International Codes later this year, it is particularly important to have proper code citations on your applications in the "General Notes" section of your plansets.

DPD staff will be reviewing projects for some time that will be under either the current or new codes, which makes clear code citations particularly essential in avoiding delay and confusion.

DPD provides technical support by phone during specific hours Monday-Friday for the following codes:

- **Building Code** - (206) 684-4630. Hours: M-F, 1 pm-4:15 pm
- **Electrical Code** - (206) 684-5383. Hours: M/W/F, 7:30 am-5:30 pm; Tu/Th, 10:30 am-5:30 pm
- **Energy/Mechanical Code** - (206) 684-7846. Hours: M-F, 1 pm-4:15 pm

TECHNICAL CODES

An inside look at the latest technical code developments

Heights and Areas in the International Codes

Last month's technical codes article focused on the new International Mechanical Code (IMC). This month we explore allowable heights and areas in the International Building Code (IBC).

One of the more interesting and controversial subjects in the IBC is allowable heights and areas.

IBC Table 503, similar to UBC Table 5-B, shows the basic heights, areas and number of stories allowed for each occupancy and construction type. Other sections in Chapter 5 allow increases in height and area for sprinkler protection, frontage, and for special occupancies. Chapter 5 is also where the provisions currently found in Section 601.2.2, for buildings with a wood-frame structure above a concrete base, will reside.

These same provisions that have caused controversy are seen by others as some of the biggest advantages of the IBC. Many of the values in IBC Table 503 are greater than in Uniform Building Code (UBC) Table 5-B. In addition, IBC Section 504.2 allows an increase in height, number of stories and area in buildings that have an automatic sprinkler system.

Another feature of the IBC is the difference in the calculation of increases allowed for frontage. The IBC allows an increase in area for buildings that have at least 25 percent of their perimeter adjoining or with access to a public way. Unlike the UBC, the IBC allows the increases to be proportional in relation to the amount of perimeter with frontage. However, the maximum additional area for this increase is capped at 75 percent, whereas the UBC allowed up to 100 percent.

Added to all of this, the method for calculating the allowable area for a building has changed. The ultimate result of all the changes is generally that larger floor areas will be allowed under the IBC than under the UBC.

The IBC makes an important change in terminology related to stories and basements. Basements are considered "stories" in the IBC. However, Table 503 only limits the number of "stories above grade plane." The definition of basement describes when a basement is a story above grade plane. Seattle is proposing to keep the "25-foot rule," currently found in the definition of "story," that allows up to 25 feet of perimeter plus 22 feet of driveways to be excluded when determining whether a basement is a story. So the change in terminology should not have much effect here.

If you have questions about the new I-Codes, visit DPD's new Technical Codes website at www.seattle.gov/dpd/techcodes or contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892
maureen.traxler@seattle.gov



Get to know the *i-codes*

New Codes Coming in Summer 2004

Visit our New Tech Codes Website

Seattle's draft amendments to the 2003 International Codes are available now on DPD's new Technical Codes website at www.seattle.gov/dpd/techcodes. This site also provides links to codes, related resources, key staff contacts, and information on Seattle's Construction Codes Advisory Board.

Watch for I-Codes Flyer Series Coming Soon

Be watching for a new series of DPD flyers, called "Get to Know the I-Codes," coming this spring. This informative series will explore the differences between the Uniform and International Codes.

The flyers will be posted on our new Technical Codes website at www.seattle.gov/dpd/techcodes. Printed copies will be available from our Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue, (206) 684-8467.

International Codes Replacing Uniform Codes

The 2003 editions of the International Building, Residential, Mechanical and Fire Codes (I-Codes) will replace the Uniform Codes in Seattle this summer. DPD is trying to stay with the State's effective date of July 1, 2004, but adoption of the codes in Seattle may take a bit longer.

Applicants may use the I-Codes before Seattle formally adopts them, but should call (206) 684-8850 for a presubmittal conference before proceeding with design. During the 60-day period after the effective date, applicants can choose whether to use the I-Codes or the Uniform Codes. (NOTE: The Uniform Plumbing Code, National Electrical Code, and WA State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.)

Purchasing Codes

Copies of the new I-Codes can be purchased from:

- WA Association of Building Officials (360) 586-6725, www.wabo.org
- International Code Council (800) 284-4406, www.iccsafe.org

Code Trainings

The following groups offer code trainings in the Puget Sound area:

- WA Assn. of Building Officials (360) 586-6725, www.wabo.org
- International Code Council (800) 284-4406, www.iccsafe.org
- American Institute of Architects - Seattle (206) 448-4938, www.aiaseattle.org
- Structural Engineers Assn. of WA (206) 682-6026, www.seaw.org
- Building Industry Assn. of WA (360) 352-7800, www.biaaw.com
- Master Builders Assn. of King and Snohomish Counties (425) 451-7920 www.mba-ks.com

www.seattle.gov/dpd/techcodes

2004

Curbcut & Sidewalk Cafe Fee Changes



Getting Copies of Our New Fee Materials

Our new 2004 Fee Subtitle, Director's Rule, Building Valuation Table, Fee Worksheets, and related information are available online at www.seattle.gov/dpd/about/dclufees.htm.

Printed copies are available for \$4.00 from our Public Resource Center, located on the 20th floor of Key Tower, 700 Fifth Avenue, (206) 684-8467. Open M/W/Th/F, 8am-5pm; Tu, 10am-5pm.

Questions about Permit Fees?

- Building Permits
(206) 684-8850
- Land Use Permits
(206) 684-8467
- Over-the-Counter Permits
(206) 684-8464
- Fire Review & Inspection
(206) 386-1447 or
(206) 386-1451 Fire Marshal

Curbcut fees for DPD have remained the same for 2004. However, the curbcut fees DPD collects for the Seattle Department of Transportation (SDOT) have increased, as follows.

Single Family Residential Curbcut with a Related Permit**

DPD Fee	\$0.00
SDOT Fee	\$165.00*
Total	\$165.00

Other than Single Family Residential Curbcut with a Related Permit**

DPD Fee	\$0.00
SDOT Fee	\$165.00*
Total	\$165.00

Single Family Residential Curbcut without a Related Permit

DPD Fee	\$62.00
SDOT Fee	\$165.00*
Total	\$227.00

Other than Single Family Residential Curbcut without a Related Permit

DPD Fee	\$125.00
SDOT Fee	\$165.00*
Total	\$290.00

SDOT Fees Collected for Sidewalk Cafes at Issuance

Base Fee	\$135.00
GIS Surcharge	\$30.00*
Total	\$165.00
+ \$1.56/sq ft	\$xxx.xx
Total Fee	\$xxx.xx

* SDOT fee includes a \$30.00 GIS surcharge.

** If applying for a curbcut that was part of an approved permit, you must bring a copy of the approved site plan showing the permit number.

comp plan amendments, *cont. from page 1*

Comp Plan and its urban village strategy. State law requires that the City update its Plan by the end of 2004, and the City has chosen to go beyond the state's requirements to propose changes that will make the Plan clearer and work better with regulations and transportation improvements.

"It's important we hear from citizens about the direction we're heading as a city," said Mayor Greg Nickels. "The Comprehensive Plan is our strategy for building strong and healthy communities in Seattle."

With this update, the Plan will help the City to accommodate about 50,000 new households and about 90,000 new jobs by the year 2024. The majority of those residents and jobs will go to the urban centers and urban villages that the original Plan identified.

Planners are recommending that the South Lake Union area be designated as an urban center, which would mean it is one of several locations in King County expected to take large shares of future growth. Seattle currently has five urban centers: Downtown, University District, Northgate, Uptown, and Capital Hill/First Hill.

The proposed amendments also include new policies describing how the City will deal with environmentally critical areas—places like wetlands, steep slopes and stream corridors. In general, the City is proposing to use recently developed scientific information to set new regulations about how close new construction can be to these areas and the kinds of conditions that construction would have to meet.

The draft Comp Plan recommendations are available online at www.seattle.gov/dpd/planning/comprehensive/CPupdate.htm. Printed versions are available from Neighborhood Service Centers or from the DPD Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue. If you have questions, contact:

DPD Comprehensive Planning Staff
(206) 233-0079, compplan@seattle.gov

neighborhood biz district, *cont. from page 1*

role in maintaining the vitality of neighborhood business districts and making them compatible with surrounding residential areas. Mayor Greg Nickels directed DPD to work with citizens and businesses to strengthen these essential neighborhood centers, considered vital to the future well-being and livability of Seattle.

At the April 13 open house, hosted by DPD's City Planning division, participants will be asked to help weigh and balance the many goals for neighborhood business districts. This participation is indispensable for ensuring that the mixed-use centers of our neighborhoods continue to evolve as desirable places to live, work, conduct business, and meet neighbors.

For more information on NBDS, please contact:

Jory Phillips, DPD Senior Planner
(206) 386-9761, jory.phillips@seattle.gov

Director's Rule Rescinded

DR 3-87, *Energy Consumption and Peak Demand Information for Environmental Review*, is proposed to be rescinded, effective March 31, 2004. This rule is obsolete as a result of revisions to the Energy Code.

New Land Use Code Vendor

The official vendor for printed versions of the Seattle Land Use Code has changed from LexisNexis™ to the Municipal Code Corporation.

DPD is no longer providing correction and update information to LexisNexis™, so be sure to cancel your subscription and place your next order with the Municipal Code Corporation:

Online: www.municode.com

Email: dist@mail.municode.com

Phone: (800) 262-2633

Primary Contact: Dana Martin, Ext. 245

Backup Contact: Patrick Holiday, Ext. 226

Save
some
trees



Read
dpdINFO
online

It's easy. Simply send an email to pam.round@seattle.gov saying you want to receive (or switch to) the online Acrobat PDF version. You'll receive a helpful monthly email reminder that includes a direct link to the month's headlines.

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HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>post-application only</i>).....	684-8875
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General.....	684-8950
Site/erosion control (<i>includes pre-construction</i> <i>conferences & first ground disturbance</i>).....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing 684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data (<i>population & demographics</i>)	615-0483
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>).....	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info (<i>parcel zoning</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *; 1-4:15 pm) ..	684-8850

* Due to complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at ASC or online at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

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(206) 233-3881

Pam Round
Editor

Gregory J. Nickels
Mayor
Diane Sugimura
Director

City of Seattle
Department of
Planning and Development
700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070



The latest news from Seattle's
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